investment. We have to take into consideration the interest on the investment. The rate of interest might be low but a reasonable rate of interest has to be calculated. Your suggestions will, however, be noted and carefully considered.

4. Certain defects in the administration of the Land Revenue Department.

MR. N. KOCHUPILLAI KAIMAL (*Shertallai taluk, group II*) expressed the sentiments of loyalty and love which the people of his taluk bore to Her Highness the Maha Rani Regent and to his Highness the Maha Raja and requested the Dewan to convey the same to their Highnesses.

Passing on to his subject, the member said that, judged from the point of revenue, the Land Revenue Department was the chief department of the State. The unit of land revenue administration was the *pakuthi* and therefore the stability of administration of the department depended upon the proper working of the Pakuthi officers. The condition of the Pakuthi Cutcherries was deplorable. Cutcherry buildings were unsafe to keep records and money in, insanitary and ill-ventilated and lacked office equipments. Any amount of money spent for their betterment would not be too much. It was therefore absolutely necessary to provide good and suitable buildings for Pakuthy Cutcherries. The Pakuthi offices should also be provided with the requisite articles of stationery.

The member's next suggestion was that tax receipts should specify the survey numbers in respect of which the tax was recovered. That would enable the officers to know the lands on which tax was still due and also the names of the occupants. The accounts also would be clearer.

The practice of recovering the tax due on a land from its *pattadar* should be modified and tax should be recovered from the men in possession. Further the land on which the tax is due should be proceeded against first. For the tax due from the men in possession, the *pattadar's* other property should not be attached and sold. As matters stood, the *pattadar* was put to needless hardship and loss for the default made by the persons in possession.

Many vagaries were practised in respect of attachment and sale of immovable property for arrears of revenue. It was not uncommon for persons in possession of lands to collude with the *Proverthikars* and defeat the *pattadars*. With a view to put an end to those vagaries, it should be ruled that the notice of sale should be served on the *pattadar* or his heirs. Publication in the *Gazette* was not sufficient. For small amounts of tax large extents of land should not be attached.

It was inequitable to recover a fee of Re. 1 on account of *tom-tom* charges. In civil courts, only a sum of 16 chs. was being recovered to cover such charges on four occasions. The fee should therefore be reduced to 4 or 5 chs.

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DEWAN'S REPLY: Mr. Kochu Pillai Kaimal, I shall very gladly convey, to Her Highness the Maha Rani Regent and to His Highness the Maha Raja, the sincere expressions of loyalty and love with which you prefaced your representation.

Your first point is with regard to the Pakuthi Cutcherries. It may be that some of the buildings in which these Pakuthi Cutcherries are now held are in no way magnificent or artistic buildings. The difficulty in the case of the Land Revenue Department, in many places, is to get good buildings on rent for housing the Pakuthi Cutcherries. Where they get good buildings, the department rents them. In other places, where only more or less ricketty buildings are available, the department has to be satisfied with such buildings. It is the policy of Government to have Government buildings in all localities for Pakuthi Cutcherries; and, tentatively it has been laid down that every year five Pakuthi Cutcherries should be constructed; so that, in course of time, you may rest assured, all Pakuthi Cutcherries will be housed in Government buildings.

The second point that you mentioned was that, in the tax receipts at present given to *pattadars* the survey numbers for which taxes are paid are not mentioned. As you yourself know and have stated, it is more or less well understood that the survey numbers also should be entered in the tax receipts. But you say that that is not being insisted upon now. From the beginning of next year, that is 1106, new duplicate forms of tax receipts are to be supplied to the *Proverthicars* and to the Pakuthi Cutcherries. These new forms would have a separate column for survey numbers. It is to be trusted, therefore, that hereafter, the survey numbers would be entered in the tax receipts. That, I suppose, would obviate the difficulty that you have represented before me now.

You then suggested that the tax must be realised not from the *pattadar* but from whoever happens to be in possession. I may tell you that that is a proposition which I find very difficult on behalf of Government to accept. A person in occupation may have varying degrees of possessory rights over the property from those of a mortgagee to those of a lessee or even a licensee. It will be very difficult for the Land Revenue Department to go after the lessee or the licensee and try to realise the tax from him. You suggest that for the tax due the *pattadar's* property should be proceeded against last. As you yourself may know, so far as Government tax is concerned, it may be said to be Government property as well because Government tax is a first charge on the property. So the Government have as much right to proceed against the land for their tax as you have to enjoy it. Even now, as you yourself have said, there is no prohibition against the tax being paid by the party in possession of the property. It is for the owner of the property, when he hands over the possession to somebody else, to make sure that the person who is to be put in possession would pay the tax and that, if he does not pay it, he would be liable for any

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loss that the owner might be put to by such default in the payment of the tax. It is not possible, as you know, for the land of a man to be sold in revenue auction behind his back and without his knowledge; because, without notice to the *pattadar* at the several stages, the revenue auction sale cannot take place and, if it does take place at all, without such notice as the Regulation and the Rules prescribe, it is very easy to have that auction sale set aside.

Your last point was that, in the case of revenue auctions of immovable property, the *tom-tom* charges come to one rupee. I think that is a mistake. *Tom-tom* charges are 14 chs. as a rule; but in difficult localities, for instance in the hills, the High Ranges and other places, the charges are 21 chs.

5. Registry of Cardamom lands.

MR. H. O. L. MARIKAR (*Devicolam taluk*) expressed the sentiments of loyalty and gratitude which the people of his constituency cherished towards Her Highness the Maha Rani Regent for the several beneficial acts done during Her Highness' rule, particularly the opening of the Neriamangalam-Pallivasal road, which is specially beneficial to the inhabitants of the High Range.

Passing on to his subject, the member said that the order passed in 1096 prohibiting future registry of lands in the Cardamom Hills Reserve adversely affected the Travancorean planter. Before the issue of that order, the British Indian ryots had secured for themselves large extents of cardamom lands in Travancore. By the time the Travancorean planter began to realise the benefits and advantages of cardamom cultivation, the prohibition order was passed. When the same subject was pressed at the previous session of the Assembly by the member for the Devicolam taluk, he was told in reply that there was no prohibition but only a temporary cessation pending completion of the Neriamangalam-Pallivasal road. As the road was nearing completion and as there were many Travancoreans willing to take up cardamom lands, the member requested that the prohibition order be cancelled and lands registered in the names of subjects of the State at the minimum rate of *taravila*.

He was given to understand that the Cardamom Rules were undergoing revision. He requested that the revision might be effected as early as possible and suggested the desirability of confining future registry of cardamom lands to *bona fide* subjects of the State.

Lastly, the dual control exercised by the Land Revenue and Forest Departments over the Cardamom Hills Reserve should be abolished and the control should be vested in the one or the other department, preferably the Land Revenue Department.

DEWAN'S REPLY: Mr. Marikar, I shall, with great pleasure, convey, to Her Highness the Maha Rani Regent, your expressions of loyalty and of respectful recognition of the benefits that have been conferred upon the people of the State during Her Highness' rule.

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